THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 657794 DEEDWARR
06/16/2021 11:38:30 AM 5 pgs
Fees: $28.00 Taxes: $384.80
20210616-0081334

WARRANTY DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Lacey Cofer 370 Wallace Road Nashville, TN 37211	Same As New Owner	147-03-0B-072.00 CO

For and in consideration of the sum of Ten Dollars, cash paid in hand by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Thomas Carlisle McBroom, Kimberly Carlisle, and Kenneth Frank McBroom, the sole heirs of Patricia J. McBroom, an unmarried woman, deceased**, hereinafter called the Grantors, have bargained and sold, and by these presents do hereby transfer and convey unto **Lacey Cofer**, hereinafter called the Grantee, and the Grantee's heirs, successors, and assigns, the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

A certain Condominium Apartment located in Davidson County, Tennessee, being **Unit No. D-18**, of Southern Hills Condominium created under Title 66, Chapter 27, Section 101, et Seq, as amended Tennessee Code annotated, and as established by Master Deed of record at Book 6594, Page 502, Register's Office for Davidson County, Tennessee, together with the undivided percentage interested in the Common Elements appurtenant to said Unit. as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete identification and description of said Unit.

Being the same property conveyed to Patricia J. McBroom, an unmarried woman, by Warranty Deed from Kimberly M. Petkosh, an unmarried woman, of record on November 18, 2016, at Instrument No. 20161118-0122132, Davidson County Register of Deeds. Patricia J. McBroom is now deceased, having died intestate. Her estate is probated in the matter of "*THE ESTATE OF PATRICIA JEAN MCBROOM*", Probate Court of Davidson County, Tennessee, at Nashville, Case No. 21P630. According to Affidavit of Heirship filed at **Instrument No.** 202106160081333, Davidson County Register of Deeds, Ms. McBroom was unmarried at her death, and only ever bore or adopted three children, who are all adults, namely the within named Thomas Carlisle McBroom, Kimberly Carlisle (f/k/a Kimberly Jean Petkosh), and Kenneth Frank McBroom who are the Grantors here.

This is property commonly known as 370 Wallace Road Nashville, TN 37211.
Note that a street address is not part of a legal description.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, Drainage, and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record, (4) any building restrictions, (5) any unrecorded easements, or those imposed by operation of law, and (6) all other matters of public record.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said GRANTEE, forever. GRANTOR covenants with said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise set out herein. GRANTOR does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness the hands of the above said Grantors, as of the dates noted below on their separate signature pages:

Date: 6-11-21

Thomas Carlisle McBroom

STATE OF TN

COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Thomas Carlisle McBroom,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of **June, 2021.**

Notary Public

My Commission Expires: 6-13-22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$104,000.00**:

Amanda Edwards
Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS 11th DAY OF **June, 2021.**

Notary Public

My Commission Expires: 6-13-22

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

K. McBroom Date: 6-11-21
Kenneth Frank McBroom

STATE OF Kentucky

COUNTY OF Marshall

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kenneth Frank McBroom,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 11th day of **June, 2021:**

Notary Public

My Commission Expires: 3/10/2025

JOHN THOMAS BAKER ID # KYNP23803 NOTARY PUBLIC STATE AT LARGE MY COMM. EXP. MARCH 10, 2025 STATE AT LARGE KENTUCKY

Kimberly Carlisle Date: 6.10.21
Kimberly Carlisle

STATE OF Georgia

COUNTY OF Gwinnett

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Kimberly Carlisle,** the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 10th day of **June, 2021:**

Melissa D Willey
Notary Public

My Commission Expires: 02/15/2025



Certification of Authenticity
for Electronically Filed Document

I, **W. Aaron Fortner**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of Tennessee)
)
County of Williamson)

Personally appeared before me, **Lori Warren**, a notary public for this county and state, **W. Aaron Fortner**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

MY COMMISSION EXPIRES: 6.13.2022

NOTARY'S SEAL:

